

Minutes of Preble Planning Board 3/22/17

Members Present: Chairman Jim Harris, Barb Albro and Rick Burt

Members Absent: Maureen Knapp

Also Present: Town Attorney Don Armstrong, Attorney Joel Ross (for Robert Shafer) and Nate Shirley

The meeting opened at 7:02 with the Pledge of Allegiance. First order of business was a lot line adjustment and lot consolidation by Robert Shafer on behalf of property owners Ben and Carol Turner. The property involved is located at 2039 Song Lake Crossing Rd. The application is for the creation of a combined 10.5 acre lot from two separate lots: tax map parcel 17.00-03-05 and a 1.5 acre section of 17.00-03-04, located on the north side of the road. Mr. Ross explained the details of the project, pointing out that the proposed action conforms to the town code.

Don Armstrong read the definition of a lot line adjustment, observing that the area involved fell far below the required maximum 10% of the total acreage amount. He advised that no further action was required and the completion of the Short Environmental Assessment Form was optional. The board proceeded to complete Parts 2 and 3 of that form. They checked the box that states the proposed action will not result in any adverse environmental impact. Barb Albro made the **Motion** to approve the SEQR with a negative declaration. Rick seconded, all in favor, the **Motion carried**. Rick Burt then made the **Motion** to approve the lot line adjustment. Barb seconded, all in favor, the **Motion carried**. When the consolidation is finalized proof of such will be sent to Town Hall.

Next order of business was an application by Nate Shirley for a lot line adjustment between two of his properties: his place of residence at 7446 Song Lake Rd. and the adjoining lot at 7440 Song Lake Rd. He said he is trying to sell the camp at the latter address and the prospective buyer would like a little more property. He is proposing to adjust the lot line between the two lots 20 ft. to the north. This would increase the lot being sold from 50 ft. wide to 70 ft. wide. His personal lot would go from 125 ft. down to 105 ft. wide. Locations of wells and septic systems are not located within the areas in question.

Don explained that the line adjustment would result in a decrease of about 16% of Nate's lot area, thereby exceeding the town's maximum 10% requirement. Also the proposed lots still won't meet the 2 acre min. size requirement. Don advised the applicant to apply for a Bulk Variance and submit the application to the Zoning Board. He needs to request a variance from the 10% requirement and the lot size requirement. The Zoning Board will schedule a Public Hearing and render a decision on the matter. The applicant would then have to return to the Planning Board for final approval.

Next the board reviewed the minutes from the 12/28/16 meeting. Barb made the **Motion** to accept the minutes as written. Rick seconded, all in favor, the **Motion** passed. The next meeting is scheduled for Wednesday, April 26th at 7 p.m. Barb made a **Motion** to adjourn the meeting. Rick seconded, all in favor, the **Motion** passed. The meeting was adjourned at 7:32.

Respectfully Submitted by Deb Putman-Recording Secretary

